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REGULAR PLANNING COMMISSION MINUTES

Monday, April 22, 2019, 6:30 p.m.

Council Chambers, Garibaldi Meeting Hall

I. CALL TO ORDER

City Manager Geoff Wullschlager called the Regular Planning Commission Meeting to order at 6:31 p.m. Present were Commissioners Karna Inman, Judith Parker, Jeff Walters and Christie Zerfing and City Manager Geoff Wullschlager. Commissioner Wendy Brown was excused.

II. APPROVAL OF MINUTES

Minutes of the Regular Planning Commission Meeting – September 24, 2018

MOTION Made by Cm Parker to approve the September 24, 2018 Regular Planning Commission Meeting minutes. Seconded by Cm Zerfing. AYES: Inman, Parker, Walters, and Zerfing NAYS: None. MOTION PASSED.

III. OLD BUSINESS

NONE

IV. NEW BUSINESS

A. Consideration of accepting a request for extension of construction time for the Arborview Heights Planned Unit Development (CU 2017-03):

Discussion on the Arborview Heights Planned Unit; previous conditional approvals, and planned unit development. Cm Parker requested to see the previous plans submitted for Arborview Heights.

MOTION Made by Cm Walters to approve the request a two-year extension of construction time for the Arborview Heights Planned Unit Development (CU 2017-03). Seconded by Cm Walters. AYES: Inman, Parker, Walters, and Zerfing NAYS: None. MOTION PASSED.

B. Consideration of accepting a request for extension of construction time for the Eddie Passadore Conditional Use Request (CU 2016-01):

Discussion on the previous conditional use approval, and limit tenant parking requirements. Wullschlager noted that though the time frame has passed, the application did pass the conditional use and public hearing process and the Planning Commission approved the application as all criteria were met on the application. Once construction is completed, all the criteria would be checked to ensure they were fulfilled. Wullschlager recommended against changing what was already approved by the previous Planning Commission.

MOTION Made by Cm Walters to approve the request a two-year extension of construction time for the Eddie Passadore Conditional Use Request (CU 2016-01). Seconded by Cm Zerfing. AYES: Inman, Parker, Walters, and Zerfing NAYS: None. MOTION PASSED.

C. Leadership Discussion

Wullschlager went over the duties of the Planning Commission and reviewed Garibaldi Zoning, noting that outright permitted applications are administrative decisions and don't have to go before the Planning Commission. Conditional Use Applications must go before the Planning Commission, and Variances are a clear conflict of the Garibaldi Planning Code, and extreme hardship must be proven, and other stringent standards must be met for approval.

Wullschlager discussed ex-parte contact rules and noted that if a commission member is involved in an application or effected by it, they generally must remove themselves from the decision with some exception. He provided an overview of the Department of Land Conservation & Development (DLCD)'s Statewide Land Use Goals (of which most apply to Garibaldi), the role of the Planning Commission as a Citizen's Involvement Committee, and current Salmonberry Trail efforts. Wullschlager reported on efforts needed for the Merrill property, updating the Garibaldi Comprehensive Plan, and long-range planning for Garibaldi. Discussion on ODOT updates in the future.

V. ADJOURNMENT

Meeting adjourned by City Manager at 7:59 p.m.

Christie Zerfing, Interim Chair

ATTEST:

Geoff Wullschlager, City Manager